

**2019-014258**

Klamath County, Oregon



00251308201900142580020022

12/09/2019 02:55:09 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:  
Loren and Michelle Gardner  
PO Box 552  
Elkton, OR 97436

SEND TAX STATEMENTS TO:  
Loren and Michelle Gardner  
PO Box 552  
Elkton, OR 97436

**STATUTORY WARRANTY DEED  
(ORS 93.850)**

**Karl and Dawna Bender** with an address of 2660 Hwy 38 Drain, Or 97435 ("Grantor"), conveys and warrants to **Loren and Michelle Gardner** whose address is PO Box 552 Elkton, OR 97436 , ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Legal Description: Lot 10 Block 61 of the fifth addition to Nimrod Park, Map 3611-00180-00700, PCL 400, 4.6 acres, M05-11342, according to the official plat thereof on file of the County Clerk of Klamath County, Oregon.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$4500.00.

This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 6<sup>TH</sup> day of December, 2019.

Grantors

KARL J. Bender *Karl J. Bender*  
Dawna G. Bender *Dawna G. Bender*

STATE OF OREGON

COUNTY OF Douglas } ss.

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of December, 2019, by Karl and Dawna Bender, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Beryl Bratton  
Printed Name: Beryl Bratton

Notary Public in and for the State of Oregon

